

# **Executive Summary Report**

## **Characteristics Based Market Adjustment for 2002 Assessment Roll**

**Area Name / Number:** Shorewood Normandy Park / 49

**Previous Physical Inspection:** 2001

### **Sales - Improved Summary:**

Number of Sales: 323

Range of Sale Dates: 1/2000 - 12/2001

#### **Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$111,300	\$205,100	\$316,400	\$339,000	93.3%	8.65%
<b>2002 Value</b>	\$115,800	\$219,700	\$335,500	\$339,000	99.0%	8.61%
<b>Change</b>	+\$4,500	+\$14,600	+\$19,100		+5.7%	-0.04%
<b>% Change</b>	+4.0%	+7.1%	+6.0%		+6.1%	-0.45%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.04% and -0.45% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

### **Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	\$123,000	\$203,200	\$326,200
<b>2002 Value</b>	\$127,500	\$218,700	\$346,200
<b>PercentChange</b>	+3.7%	+7.6%	+6.1%

Number of improved Parcels in the Population: 4448

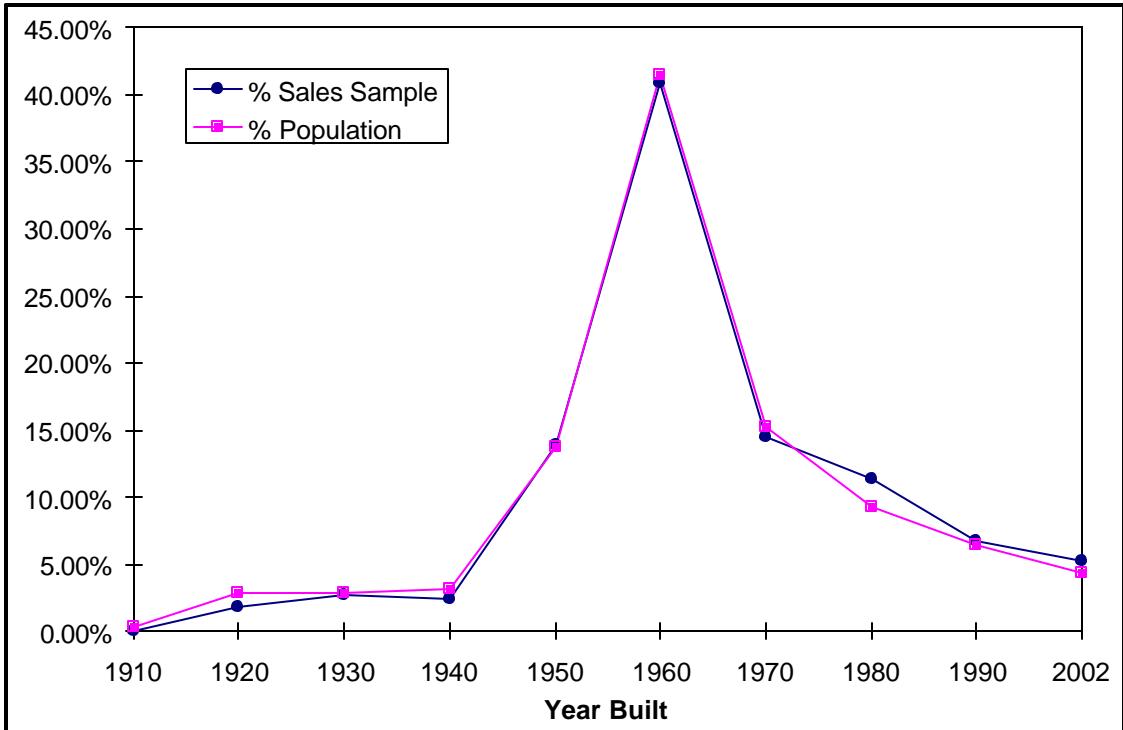
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that only one characteristic -based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Houses with above-grade living area of 3200 square feet or more that are grade 10 or 11 and do not have Puget Sound waterfront were at a higher assessment level than other properties and therefore received less of an upward adjustment.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	6	1.86%
1930	9	2.79%
1940	8	2.48%
1950	45	13.93%
1960	132	40.87%
1970	47	14.55%
1980	37	11.46%
1990	22	6.81%
2002	17	5.26%
	323	

<b>Population</b>		
Year Built	Frequency	% Population
1910	14	0.31%
1920	132	2.97%
1930	127	2.86%
1940	139	3.13%
1950	612	13.76%
1960	1846	41.50%
1970	676	15.20%
1980	416	9.35%
1990	290	6.52%
2002	196	4.41%
	4448	

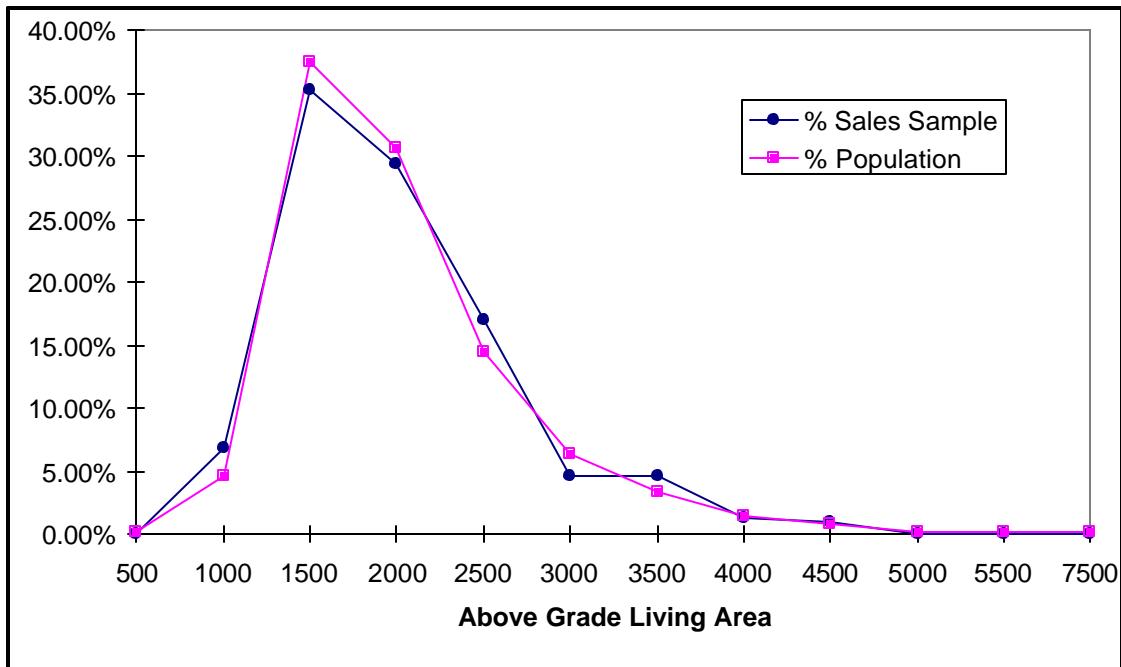


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	22	6.81%
1500	114	35.29%
2000	95	29.41%
2500	55	17.03%
3000	15	4.64%
3500	15	4.64%
4000	4	1.24%
4500	3	0.93%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
13000	0	0.00%
	323	

<b>Population</b>		
AGLA	Frequency	% Population
500	6	0.13%
1000	206	4.63%
1500	1668	37.50%
2000	1365	30.69%
2500	640	14.39%
3000	283	6.36%
3500	149	3.35%
4000	65	1.46%
4500	38	0.85%
5000	10	0.22%
5500	9	0.20%
7500	7	0.16%
13000	2	0.04%
	4448	

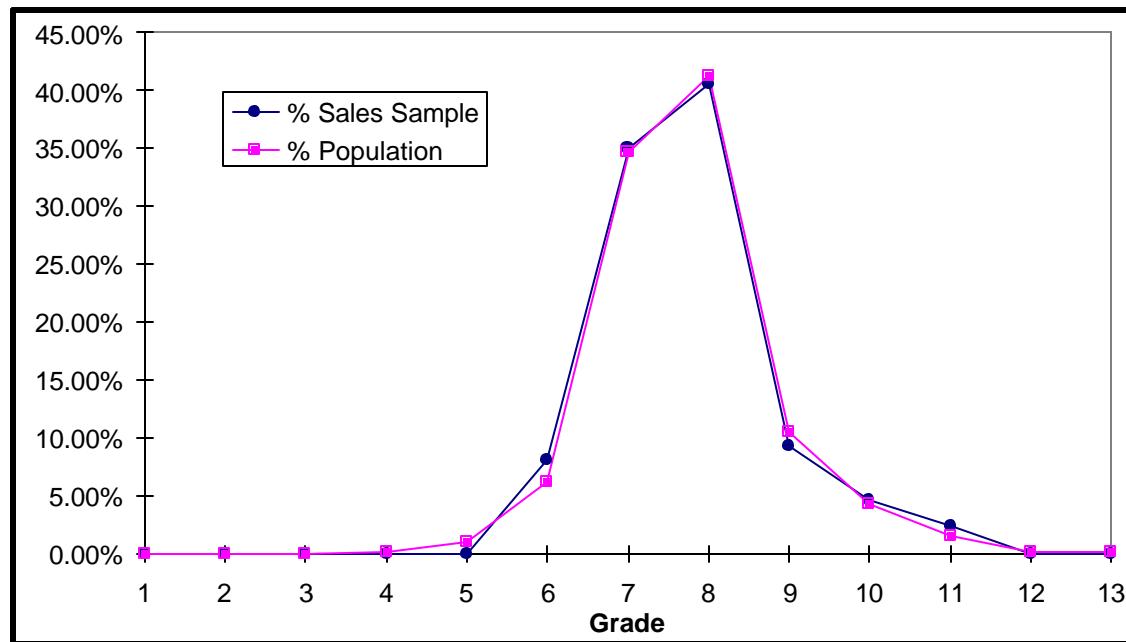


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Grade**

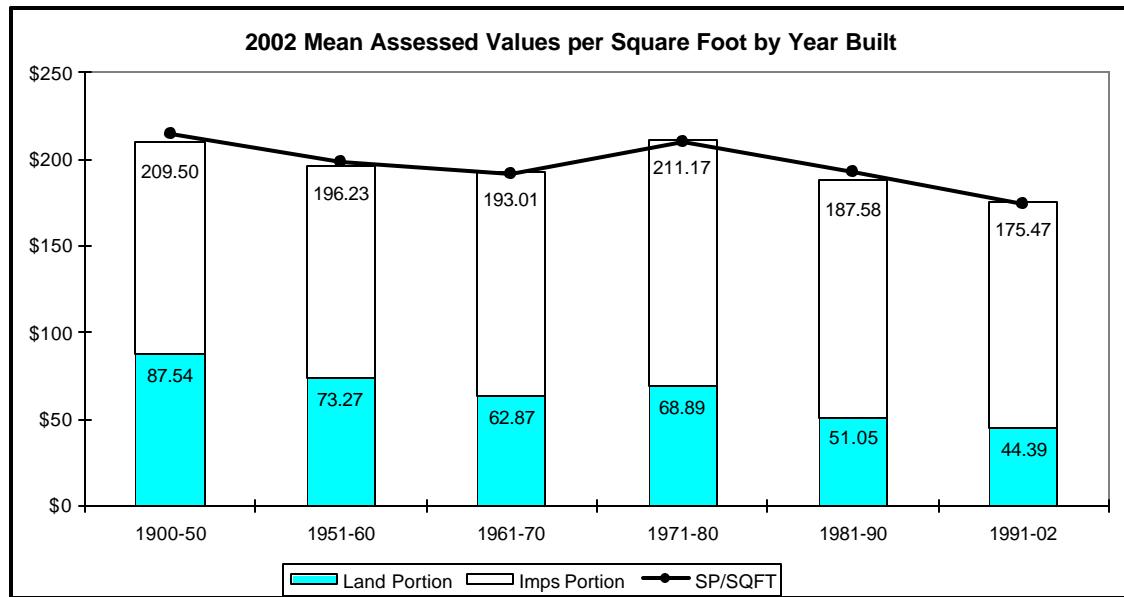
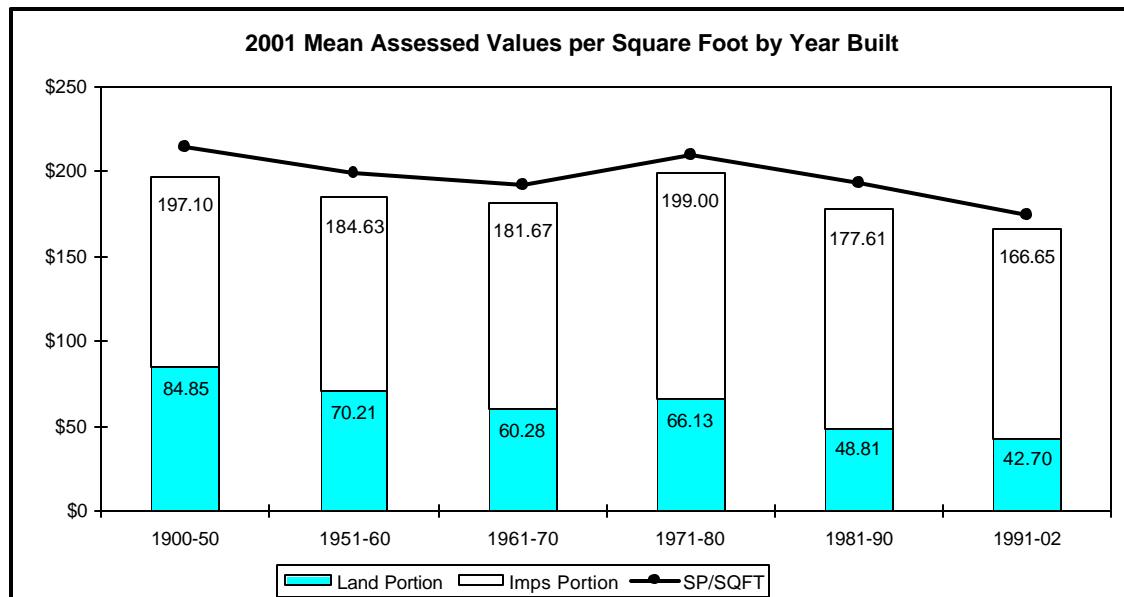
<b>Sales Sample</b>		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	26	8.05%
7	113	34.98%
8	131	40.56%
9	30	9.29%
10	15	4.64%
11	8	2.48%
12	0	0.00%
13	0	0.00%
		323

<b>Population</b>		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	5	0.11%
5	46	1.03%
6	275	6.18%
7	1546	34.76%
8	1836	41.28%
9	466	10.48%
10	189	4.25%
11	70	1.57%
12	10	0.22%
13	4	0.09%
		4448



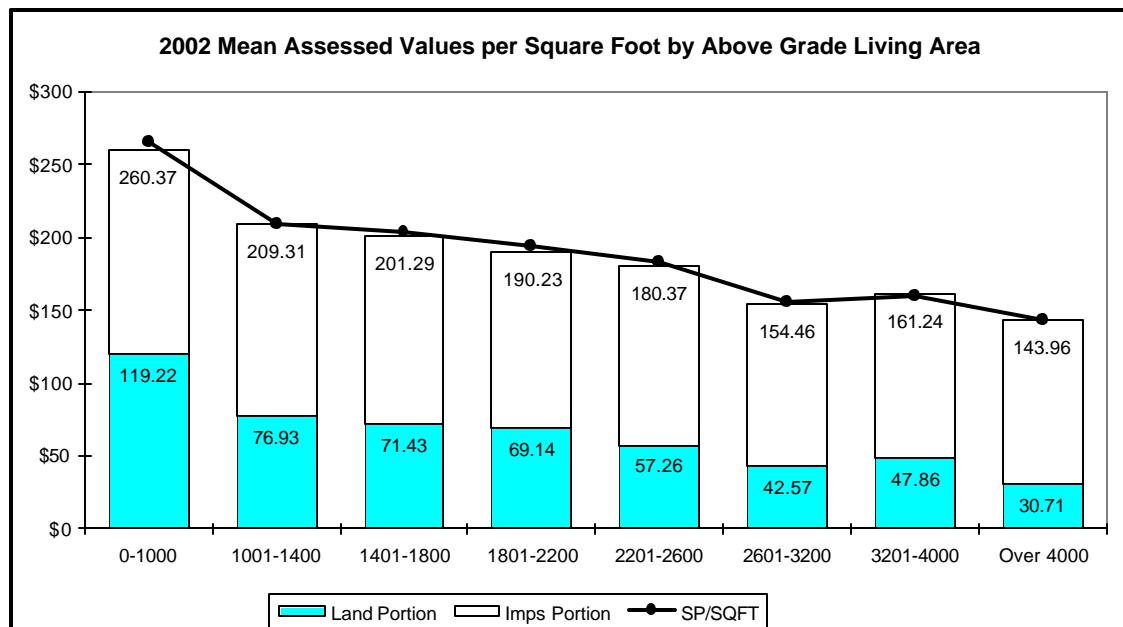
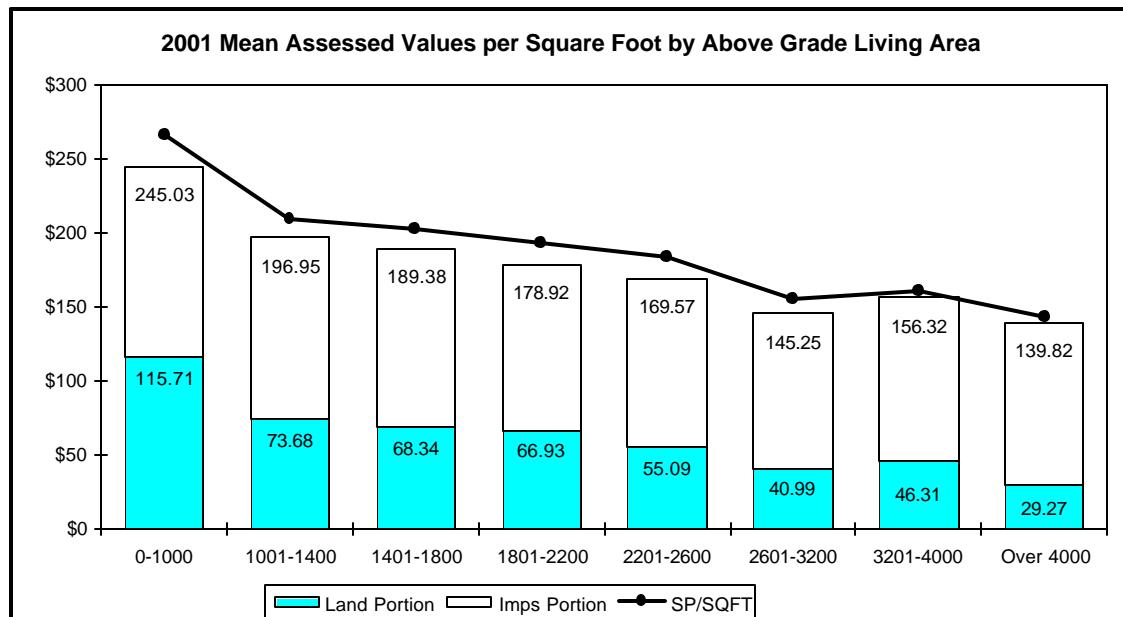
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



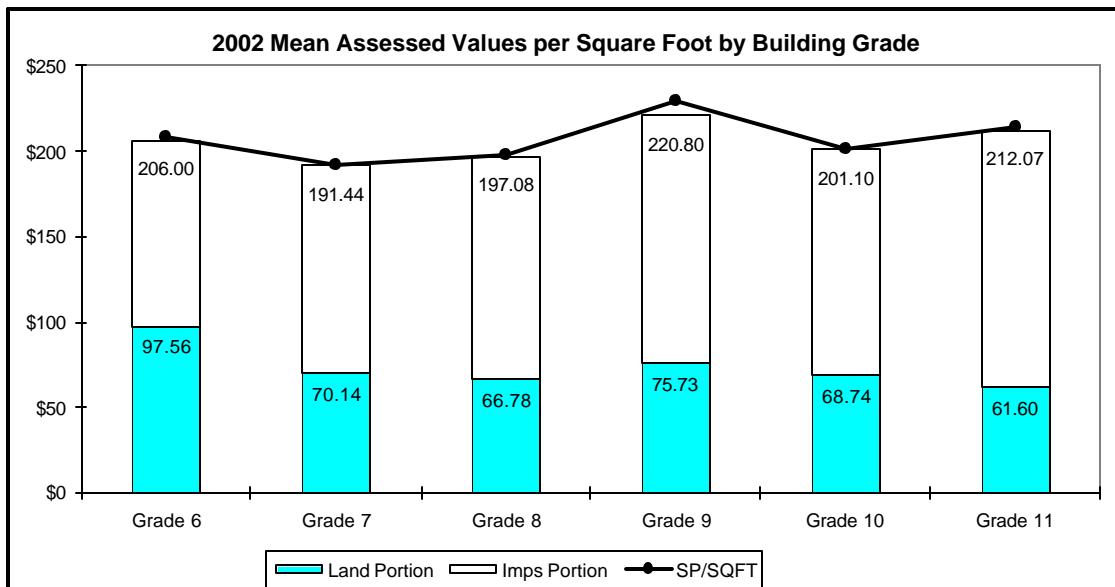
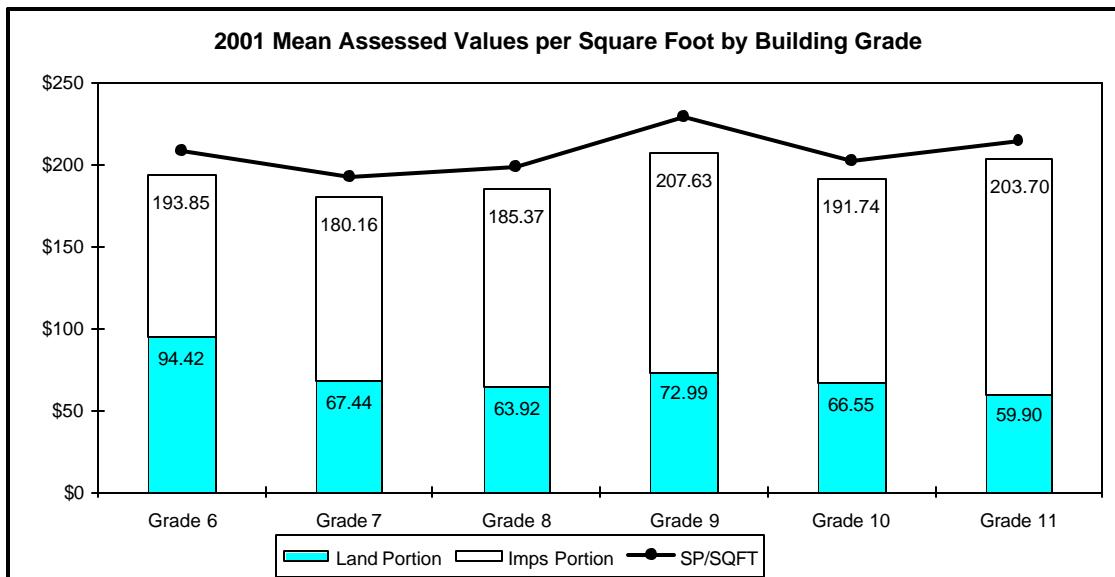
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the 9 usable land sales available in the area supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.7% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

$$\text{2002 Land Value} = \begin{cases} 2001 \text{ Land Value} \times 1.00 & \text{if Puget Sound Waterfront,} \\ & \text{otherwise,} \\ 2001 \text{ Land Value} \times 1.05 & \text{with the result rounded down to the next \$1,000.} \end{cases}$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements,* the total assessed values on all improved parcels were based on the analysis of the 323 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that only one characteristic -based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Houses with above-grade living area of 3200 square feet or more that are grade 10 or 11 and do not have Puget Sound waterfront were at a higher assessment level than other properties and therefore received less of an upward adjustment.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9391701+ (0.04588146 if above grade living area is greater than or equal to 3200, if grade is 10 or 11, and if not Puget Sound Waterfront))

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

- Other:*
- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value \* 1.071)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, then there is no change to the improvement portion of the value (2002 Land Value + Previous Improvement Value \* 1.00).
  - \*If condition is poor or net condition is greater than 0, then there is no change to the improvement portion of the value (2002 Land Value + Previous Improvement Value \* 1.00).
  - \*Properties located near Three Tree Point impacted by the earthquake of February 2001 or the mudslide of December 2001 will receive no change to either the land or the improvement portion of the value. See page 12 for a listing of these parcels.
  - \*Residential properties located on commercially zoned land will receive no change to either the land or the improvement portion of the value (Previous Land Value + Previous Improvement Value).

### **Mobile Home Update**

There were no mobile home sales in Area 49. Mobile home parcels will be valued using the new land value and the adjustment to the improvement as indicated by the sales sample. **“2002 Land Value + Previous Improvement Value \* 1.071”**

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 49 Annual Update Model Adjustments

**2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

6.48%

AGLA>=3200, Grade 10 or 11, not Puget Sound Wft	Yes
% Adjustment	-4.96%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 10 house with 3500 square feet of above grade living area and not on Puget Sound Waterfront would receive an *approximate* increase of 1.52% (6.48% + -4.96%).

There are 90 parcels in the population that receive the adjustment described above. The remaining 98% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## **Parcels Near Three Tree Point Impacted By Earthquake and Mudslide**

The properties in this list are excluded from the annual update formula due to severe documented problems resulting from the earthquake of February 2001 or the mud slide on December 16, 2001. Each of these properties will receive no change to both the land and improvement portions of the value.

<b>SubArea</b>	<b>Major</b>	<b>Minor</b>	<b>Location Address</b>	<b>Event</b>
8	182720	0025	2450 SW 172ND ST	Slide 12/2001
8	182720	0030	2444 SW 172ND ST	Slide 12/2001
8	182720	0036	2438 SW 172ND ST	Slide 12/2001
8	292860	0241	2624 SW 172ND ST	Slide 12/2001
8	292860	0242	Vacant	Slide 12/2001
8	292860	0248	2618 SW 172ND ST	Slide 12/2001
8	292960	0015	17433 SYLVESTER RD SW	Slide 12/2001
8	292960	0018	1952 SW 172ND ST	Slide 12/2001
8	763180	0045	16445 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0054	16503 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0055	16501 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0065	16507 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0067	16505 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0076	Vacant	Earthquake 2/2001, road closed
8	763180	0085	Vacant	Earthquake 2/2001, road closed
8	763180	0086	16525 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0095	16527 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0096	Vacant	Earthquake 2/2001, road closed
8	763180	0105	16535 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0110	16533 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0115	16539 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0120	16537 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0125	16543 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0130	16611 MAPLEWILD AV SW	Earthquake 2/2001, road closed
8	763180	0135	16613 MAPLEWILD AV SW	Earthquake 2/2001, road closed

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.0%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	26	0.930	0.989	6.3%	0.955	1.022
7	113	0.940	0.999	6.3%	0.983	1.014
8	131	0.932	0.991	6.3%	0.975	1.006
9	30	0.907	0.964	6.3%	0.928	1.000
10	15	0.953	0.996	4.5%	0.955	1.037
11	8	0.953	0.986	3.5%	0.961	1.011
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1940	23	0.915	0.972	6.3%	0.929	1.016
1941-1950	45	0.927	0.986	6.3%	0.961	1.011
1951-1960	132	0.928	0.986	6.3%	0.973	1.000
1961-1970	47	0.948	1.007	6.2%	0.977	1.037
1971-1980	37	0.943	0.999	5.9%	0.967	1.030
1981-1990	22	0.925	0.972	5.2%	0.937	1.008
1991-2001	17	0.955	1.002	5.0%	0.979	1.025
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	198	0.938	0.994	6.0%	0.982	1.006
Good	107	0.925	0.982	6.1%	0.965	0.998
Very Good	18	0.929	0.987	6.3%	0.952	1.023
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	244	0.934	0.992	6.2%	0.981	1.003
1.5	17	0.930	0.989	6.4%	0.946	1.033
2 & above	62	0.932	0.982	5.4%	0.960	1.004

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.0%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-1000		22	0.920	0.977	6.3%	0.945	1.010
1001-1400		88	0.939	0.998	6.3%	0.981	1.015
1401-1800		90	0.931	0.990	6.3%	0.969	1.010
1801-2200		50	0.922	0.981	6.3%	0.957	1.005
2201-2600		40	0.925	0.984	6.4%	0.952	1.015
2601-3200		17	0.932	0.991	6.3%	0.956	1.025
3201-4000		13	0.974	1.004	3.1%	0.971	1.037
over 4000		3	0.976	1.005	2.9%	0.955	1.055
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		189	0.939	0.994	5.9%	0.982	1.006
Y		134	0.928	0.985	6.2%	0.970	1.000
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		305	0.935	0.992	6.0%	0.982	1.001
Y		18	0.912	0.970	6.4%	0.930	1.010
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3		109	0.929	0.987	6.3%	0.971	1.004
8		214	0.935	0.991	5.9%	0.979	1.002
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-8000		46	0.928	0.986	6.3%	0.959	1.013
8001-12000		109	0.933	0.990	6.2%	0.974	1.007
12001-18000		99	0.949	1.003	5.7%	0.988	1.019
18001-24000		37	0.912	0.967	6.0%	0.936	0.997
24001-43559		25	0.915	0.973	6.3%	0.932	1.015
1AC-3AC		7	0.928	0.987	6.4%	0.906	1.068

## Area 49 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.0%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

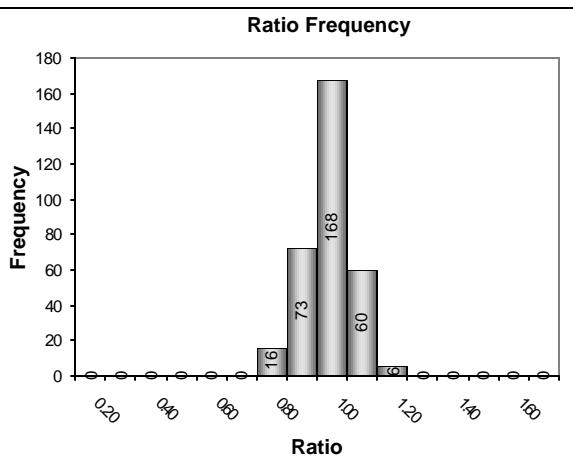
It is difficult to draw valid conclusions when the sales count is low.

AGLA>3200, Grade 10 or 11, not Puget Sound Wft		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	312	0.931	0.989	6.3%	0.980	0.999	
Y	11	0.980	0.994	1.4%	0.958	1.029	

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SW Crew / Team - 3	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 8/19/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 49 - Shorewood/Normandy	<b>ApprID</b> DGIB	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 323			
<i>Mean Assessed Value</i>	316,400		
<i>Mean Sales Price</i>	339,000		
<i>Standard Deviation AV</i>	114,509		
<i>Standard Deviation SP</i>	126,691		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.941		
<i>Median Ratio</i>	0.951		
<i>Weighted Mean Ratio</i>	0.933		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.722		
<i>Highest ratio:</i>	1.151		
<i>Coefficient of Dispersion</i>	6.71%		
<i>Standard Deviation</i>	0.081		
<i>Coefficient of Variation</i>	8.65%		
<i>Price Related Differential (PRD)</i>	1.008		
<b>RELIABILITY</b>			
<i>95% Confidence: Median</i>			
<i>Lower limit</i>	0.941		
<i>Upper limit</i>	0.962		
<i>95% Confidence: Mean</i>			
<i>Lower limit</i>	0.932		
<i>Upper limit</i>	0.950		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	4448		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.081		
<i>Recommended minimum:</i>	11		
<i>Actual sample size:</i>	323		
<i>Conclusion:</i>	OK		
<b>NORMALITY</b>			
<i>Binomial Test</i>			
<i># ratios below mean:</i>	144		
<i># ratios above mean:</i>	179		
<i>Z:</i>	1.947		
<i>Conclusion:</i>	Normal*		
*i.e. no evidence of non-normality			



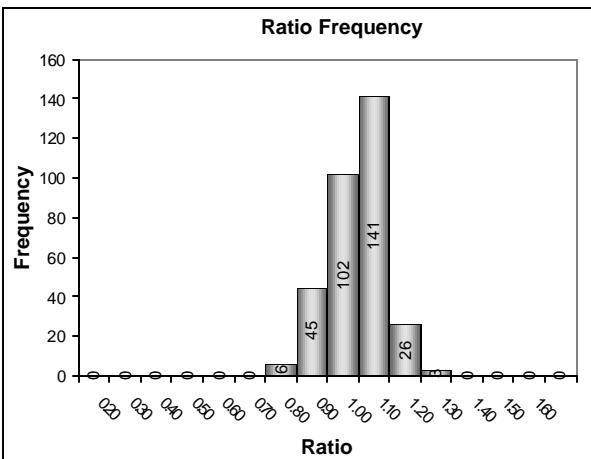
**COMMENTS:**

Single Family Residences throughout area 49

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SW Crew / Team - 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 8/19/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> <b>49 - Shorewood/Normandy</b>	<b>Appr ID:</b> DGIB	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 323			
<i>Mean Assessed Value</i> 335,500			
<i>Mean Sales Price</i> 339,000			
<i>Standard Deviation AV</i> 120,312			
<i>Standard Deviation SP</i> 126,691			
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i> 0.998			
<i>Median Ratio</i> 1.008			
<i>Weighted Mean Ratio</i> 0.990			
<b>UNIFORMITY</b>			
<i>Lowest ratio</i> 0.768			
<i>Highest ratio:</i> 1.224			
<i>Coefficient of Dispersion</i> 6.70%			
<i>Standard Deviation</i> 0.086			
<i>Coefficient of Variation</i> 8.61%			
<i>Price Related Differential (PRD)</i> 1.009			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit      0.996			
Upper limit      1.018			
<b>95% Confidence: Mean</b>			
Lower limit      0.989			
Upper limit      1.008			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i> 4448			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.086			
<b>Recommended minimum:</b> 12			
<i>Actual sample size:</i> 323			
<b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:      146			
# ratios above mean:      177			
Z:      1.725			
<b>Conclusion:</b> Normal*			
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

Single Family Residences throughout area 49

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Sales Available for Annual Update Analysis**  
**Area 49**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
3	610240	0076	1/21/00	120000	800	0	4	1940	4	5980	Y	N	2427 SW 152ND ST
3	711000	0036	3/25/00	245000	520	680	6	1959	4	11408	Y	N	3317 SW SEOLA LN
3	184200	0025	3/23/01	174700	800	0	6	1952	3	6000	N	N	11527 26TH AV SW
3	143080	0300	5/18/01	159500	870	0	6	1942	4	11622	N	N	1336 SW 144TH PL
3	763240	0150	11/21/01	306000	890	0	6	1918	5	9062	Y	N	15808 MAPLEWILD AV SW
3	810360	0045	5/10/01	170000	970	280	6	1951	3	12839	N	N	11403 28TH AV SW
3	233880	0160	8/20/01	187000	990	240	6	1946	4	7788	N	N	15401 21ST AV SW
3	233880	0185	11/16/01	174000	990	0	6	1947	4	7847	N	N	15431 21ST AV SW
3	783580	0193	5/2/00	137000	990	0	6	1953	3	7810	N	N	13035 12TH AV SW
3	433220	0020	2/29/00	157000	1040	0	6	1955	3	9811	N	N	14009 13TH AV SW
3	143080	0283	3/22/00	173850	1050	0	6	1944	4	8096	N	N	1424 SW 144TH PL
3	233880	0150	3/29/01	229000	1350	0	6	1946	5	7847	N	N	15450 22ND AV SW
3	610240	0005	5/11/01	218867	1370	360	6	1953	3	7300	N	N	15206 24TH AV SW
3	447580	0060	8/8/01	300000	1510	0	6	1923	4	13200	Y	N	15248 MAPLEWILD AV SW
3	763240	0125	4/4/01	444000	720	980	7	1940	5	8000	Y	Y	15801 MAPLEWILD AV SW
3	433140	0370	5/17/00	162900	860	260	7	1953	3	9320	N	N	14323 12TH AV SW
3	777420	0235	11/10/00	240000	870	720	7	1944	3	20445	Y	N	2001 SW 120TH ST
3	632600	0120	9/27/01	265000	910	790	7	1986	3	8280	N	N	11633 29TH AV SW
3	632600	0120	2/1/01	228850	910	790	7	1986	3	8280	N	N	11633 29TH AV SW
3	632600	0025	7/5/01	224500	960	0	7	1954	3	7200	N	N	11526 29TH AV SW
3	632600	0025	10/6/00	179000	960	0	7	1954	3	7200	N	N	11526 29TH AV SW
3	143080	0339	11/2/01	223000	1000	0	7	1941	4	22964	N	N	1514 SW 144TH PL
3	783580	0040	11/28/00	225000	1010	0	7	1961	4	7589	Y	N	1411 SW 128TH ST
3	184200	0185	3/5/01	179950	1030	0	7	1954	3	7660	N	N	11504 28TH AV SW
3	810360	0126	5/30/01	219500	1060	500	7	1954	4	10800	N	N	11223 29TH AV SW
3	632700	0010	8/29/00	253750	1080	490	7	1954	4	7616	N	N	11575 30TH PL SW
3	632700	0095	2/17/00	226000	1080	400	7	1954	4	12526	N	N	11409 30TH PL SW
3	632700	0205	11/12/01	250000	1080	300	7	1954	4	6000	N	N	2909 SW 115TH ST

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3	433220	0065	5/22/01	235000	1090	440	7	1954	3	19000	N	N	1434 SW 143RD ST
3	778400	0345	6/22/01	359500	1120	920	7	1955	4	9750	Y	N	12228 SHOREWOOD DR SW
3	810300	0046	5/15/00	206000	1140	0	7	1959	3	9000	N	N	2620 SW 114TH ST
3	632700	0020	10/22/01	245000	1160	530	7	1956	3	22576	N	N	11563 30TH PL SW
3	273160	0075	3/23/01	285400	1190	1190	7	1946	3	6937	N	N	14995 22ND AV SW
3	632700	0215	6/15/00	225000	1190	830	7	1955	3	9000	N	N	3004 SW 115TH ST
3	763580	0960	8/17/01	225000	1190	0	7	1949	4	12675	N	N	14941 21ST AV SW
3	433140	0350	5/23/01	205000	1200	0	7	1949	3	11860	Y	N	14239 12TH AV SW
3	885900	0045	1/24/01	288000	1210	0	7	1959	3	8480	Y	N	11845 26TH AV SW
3	184200	0050	4/11/00	185000	1240	0	7	1953	3	7500	N	N	11516 27TH AV SW
3	810360	0150	9/11/01	235000	1240	360	7	1954	3	10800	N	N	11253 29TH AV SW
3	242303	9134	8/28/01	250000	1250	1150	7	1957	3	9900	N	N	2127 SW 156TH ST
3	433140	0320	9/11/00	304750	1250	230	7	1950	4	10500	Y	N	14201 12TH AV SW
3	184200	0130	9/11/01	247750	1260	630	7	1954	3	7500	Y	N	11511 27TH PL SW
3	783580	0075	11/9/00	202000	1310	660	7	1958	3	9045	N	N	1500 SW 130TH ST
3	810300	0066	9/15/00	212000	1310	0	7	1955	4	10949	N	N	11240 28TH AV SW
3	777920	0170	10/5/00	330000	1330	520	7	1954	3	9248	Y	N	1840 SHOREVIEW LN SW
3	885900	0050	6/29/01	389900	1350	510	7	1955	4	9600	Y	N	11837 26TH AV SW
3	778400	0381	7/18/01	310000	1430	0	7	1951	4	11018	Y	N	11914 MARINE VIEW DR SW
3	763580	1000	7/2/01	353500	1500	0	7	1953	3	9100	N	N	14626 22ND AV SW
3	433140	0110	6/19/01	205500	1510	0	7	1955	3	10125	N	N	14211 11TH AV SW
3	783580	0017	3/1/00	173000	1530	0	7	1961	3	7475	N	N	12826 14TH AV SW
3	354160	0475	10/19/01	393750	1560	1560	7	1941	4	13800	Y	N	13607 17TH AV SW
3	777420	0250	8/23/00	283000	1560	0	7	1947	3	37270	Y	N	2003 SW 120TH ST
3	783580	0196	5/23/00	164000	1560	0	7	1962	3	7810	N	N	1217 SW 130TH LN
3	354160	0250	1/1/00	250000	1570	1100	7	1973	3	10910	N	N	1628 SW 140TH ST
3	783580	0130	7/6/00	210000	1590	0	7	1958	4	11760	N	N	13005 13TH AV SW
3	777420	0231	9/21/00	330000	1600	1380	7	1978	3	14500	Y	N	2009 SW 120TH ST
3	763580	1012	8/23/00	230000	1610	0	7	1946	4	14715	N	N	14612 22ND AV SW

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3	273160	0150	8/7/01	289500	1640	0	7	1936	4	9200	N	N	14944 22ND AV SW
3	763580	1381	8/21/00	255000	1640	0	7	1922	4	7600	Y	N	2482 SW 150TH ST
3	778400	0355	2/7/00	360000	1790	450	7	1940	4	9750	Y	N	12209 MARINE VIEW DR SW
3	763580	1120	10/18/00	268000	1800	0	7	1948	4	15317	N	N	14649 24TH AV SW
3	632600	0190	12/5/01	245000	1950	0	7	1980	3	8523	N	N	11627 28TH AV SW
3	777420	0120	6/28/00	380000	2220	0	7	1950	4	15086	Y	N	12276 MARINE VIEW DR SW
3	447700	0160	6/18/01	369950	2420	0	7	1930	3	14985	Y	N	15805 23RD AV SW
3	122303	9141	6/5/00	315500	2660	0	7	1989	3	17648	N	N	11632 SEOLA BEACH DR SW
3	810300	0050	6/26/00	325000	2700	0	7	1940	3	8400	N	N	11257 26TH AV SW
3	447700	0175	2/13/01	375000	2770	0	7	1928	3	10643	Y	N	15831 23RD AV SW
3	777420	0187	8/29/00	379500	4100	0	7	1942	3	13250	N	N	2115 SW 122ND PL
3	778440	0006	2/28/00	590000	1000	1000	8	1955	2	16620	Y	Y	12249 SHOREWOOD LN SW
3	778440	0006	6/30/00	558275	1000	1000	8	1955	2	16620	Y	Y	12249 SHOREWOOD LN SW
3	777420	0050	5/1/00	275000	1090	0	8	1942	3	13050	Y	N	12230 MARINE VIEW DR SW
3	778400	0220	8/3/00	477000	1170	820	8	1952	5	9750	Y	N	12147 MARINE VIEW DR SW
3	777420	0126	8/13/01	390000	1240	400	8	1949	4	15687	Y	N	12282 MARINE VIEW DR SW
3	354160	0295	5/30/01	205000	1250	100	8	1977	3	14000	N	N	13917 16TH PL SW
3	447700	0142	7/21/00	359950	1250	1000	8	1958	5	10800	Y	N	15706 25TH AV SW
3	354160	0470	6/27/00	235000	1270	880	8	1960	3	12300	N	N	13639 17TH AV SW
3	778400	0100	10/10/01	308700	1290	670	8	1958	3	14242	Y	N	12048 STANDRING CT SW
3	233880	0040	7/25/01	264000	1300	800	8	1967	3	16900	Y	N	15442 MAPLEWILD AV SW
3	632600	0286	10/2/00	345000	1320	300	8	1953	3	10350	Y	N	11974 MARINE VIEW DR SW
3	250900	0130	6/26/01	252000	1330	1040	8	1966	3	7500	N	N	3049 SW 116TH PL
3	763580	1343	12/1/00	261000	1400	530	8	1968	3	13520	N	N	14930 24TH AV SW
3	143080	0310	10/6/00	238000	1410	1060	8	1955	3	31983	N	N	14411 15TH AV SW
3	354160	0055	7/21/00	215000	1410	310	8	1966	3	9600	Y	N	13736 16TH AV SW
3	778400	0200	5/29/01	394000	1450	770	8	1950	4	9750	Y	N	12129 MARINE VIEW DR SW
3	778440	0125	10/19/00	388600	1470	400	8	1954	4	9200	Y	N	12265 MARINE VIEW DR SW
3	777380	0045	11/20/00	351250	1520	600	8	1955	4	12460	Y	N	12112 MARINE VIEW DR SW

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3	778400	0350	2/2/00	349950	1580	900	8	1953	3	11229	Y	N	12203 MARINE VIEW DR SW
3	763740	0170	12/13/00	235000	1620	1620	8	1954	3	28497	N	N	1832 SW 146TH ST
3	777920	0380	3/29/01	339500	1630	260	8	1957	3	9100	Y	N	12872 SHORE CREST DR SW
3	777920	0140	10/12/00	439950	1670	1150	8	1969	3	8400	Y	N	12649 SHOREWOOD DR SW
3	763580	1082	2/9/01	289000	1700	0	8	1950	4	9100	N	N	14628 24TH AV SW
3	777920	0275	9/1/00	456000	1700	720	8	1958	3	10285	Y	N	12857 SHORE CREST DR SW
3	250900	0180	6/22/01	320000	1710	300	8	1965	3	9700	N	N	3021 SW 116TH PL
3	610240	0166	7/19/01	481250	1810	0	8	1913	3	3830	Y	Y	15217 28TH AV SW
3	354160	0210	11/16/00	280000	1820	150	8	1961	4	10500	N	N	13670 17TH AV SW
3	354170	0070	8/27/01	495000	1830	0	8	1975	3	23800	Y	N	13849 18TH AV SW
3	778400	0382	5/31/00	320000	1850	0	8	1951	4	12500	Y	N	11926 MARINE VIEW DR SW
3	273160	0055	11/3/00	315000	1940	1160	8	1946	3	9200	N	N	15108 24TH AV SW
3	777920	0405	6/27/00	462000	2090	1480	8	1957	3	10400	Y	N	12709 SHOREWOOD PL SW
3	233880	0010	2/22/01	592000	2110	990	8	1923	4	28618	Y	N	2221 SW 154TH ST
3	360660	0060	10/11/00	379000	2120	1000	8	1948	3	9900	Y	N	14331 22ND AV SW
3	778440	0185	2/26/01	297000	2240	0	8	1952	4	11774	Y	N	2413 SW 125TH ST
3	610240	0130	8/8/01	435000	2400	500	8	1920	3	6587	Y	N	2714 SW 152ND PL
3	447700	0290	4/20/00	290000	1130	900	9	1975	3	15400	Y	N	15911 25TH AV SW
3	917560	0095	9/6/00	365000	1210	1150	9	1979	4	23900	Y	N	2515 SW 156TH ST
3	360660	0045	4/24/01	495000	1700	0	9	1948	3	18200	Y	N	14329 23RD AV SW
3	360660	0050	11/7/00	477500	1700	0	9	1953	4	12000	Y	N	14337 24TH AV SW
3	763680	0181	5/4/01	436125	1820	0	9	1960	3	8592	Y	N	14605 25TH AV SW
3	122303	9085	8/11/00	730000	2010	0	9	1955	3	6075	Y	Y	12007 30TH AV SW
3	777920	0035	10/11/00	460000	2240	1000	9	1977	3	11610	Y	N	12654 SHOREWOOD DR SW
3	354170	0090	5/24/00	410500	2270	800	9	1968	3	32600	Y	N	13861 18TH AV SW
3	610240	0172	9/8/00	695000	2280	0	9	1991	3	19887	Y	Y	15207 28TH AV SW
3	354160	0390	1/25/01	545000	2480	780	9	1986	3	9840	Y	N	13644 18TH AV SW
3	122303	9126	12/21/01	685000	2930	0	9	1989	3	8714	Y	N	11660 SEOLA BEACH DR SW
3	778160	0095	12/20/01	950000	3350	0	9	1969	3	24093	Y	Y	13015 STANDRING LN SW

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3	763800	0110	5/31/00	450000	1530	1350	10	1968	4	14500	Y	N	2665 SW 151ST PL
3	711000	0049	9/13/01	615000	2160	0	10	1948	4	15500	Y	Y	11824 SEOLA BEACH DR SW
3	777920	0285	5/10/00	575000	2810	1270	10	1987	3	9820	Y	N	12867 SHORE CREST DR SW
3	777420	0032	4/21/00	545000	3060	0	10	1998	3	11246	Y	N	12118 26TH AV SW
8	763180	0165	8/10/00	186000	990	340	4	1920	1	11742	Y	Y	16625 MAPLEWILD AV SW
8	443840	0080	10/5/00	155000	710	0	6	1953	3	9362	N	N	137 SW 185TH ST
8	062204	9050	5/23/01	385000	760	400	6	1965	3	77250	Y	N	20413 10TH PL SW
8	262303	9067	8/30/00	350000	870	500	6	1941	4	3900	Y	Y	3512 SW 172ND ST
8	763120	0281	9/28/00	399000	920	160	6	1928	5	4750	Y	Y	3536 SW 172ND ST
8	252303	9125	9/26/00	159450	960	0	6	1955	3	15521	N	N	1920 SW 162ND ST
8	443840	0040	5/26/00	145000	1030	0	6	1953	3	10540	N	N	148 SW 185TH ST
8	443840	0095	1/13/00	146000	1050	0	6	1953	3	9300	N	N	155 SW 185TH ST
8	763180	0170	5/9/01	319000	1090	0	6	1947	4	5000	Y	Y	16705 MAPLEWILD AV SW
8	611140	0020	4/13/01	207000	1170	0	6	1953	4	9474	N	N	426 SW 200TH ST
8	763120	0220	5/15/00	210000	1170	0	6	1944	4	7200	Y	N	3508 SW 171ST ST
8	252303	9146	11/21/01	160000	1220	0	6	1947	4	6000	N	N	16029 19TH AV SW
8	252303	9267	6/29/01	170000	1230	0	6	1945	3	7203	N	N	16021 16TH AV SW
8	300180	0100	4/26/00	171000	1240	0	6	1951	4	10440	N	N	16635 16TH AV SW
8	611540	0280	12/18/01	298700	1300	900	6	1943	3	39960	N	N	20607 1ST AV S
8	611540	0328	6/26/01	209090	1790	0	6	1934	3	18360	N	N	20729 1ST AV S
8	768040	0091	9/21/00	196000	960	740	7	1949	3	7031	N	N	16459 MARINE VIEW DR SW
8	302304	9079	5/3/00	261500	980	390	7	1947	4	23240	N	N	16867 2ND AV SW
8	302304	9221	7/27/01	210000	1000	200	7	1950	3	11850	N	N	1315 SW 174TH ST
8	305580	0025	8/22/00	245000	1030	500	7	1955	3	7920	N	N	1932 SW 166TH ST
8	427640	0045	2/28/00	216000	1040	260	7	1952	3	12700	N	N	2139 SW 169TH ST
8	252303	9138	6/12/00	205000	1050	0	7	1952	4	10500	N	N	2440 SW 170TH ST
8	611650	0070	8/10/00	229900	1060	1060	7	1953	4	12000	N	N	1940 SW 170TH ST
8	292760	0281	5/4/01	237300	1100	0	7	1949	4	8600	N	N	2822 SW 169TH ST
8	252303	9286	9/26/00	212500	1180	0	7	1958	4	8712	N	N	16016 23RD AV SW

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8	611750	1435	5/29/01	248000	1180	0	7	1952	3	33500	N	N	18935 MARINE VIEW DR SW
8	305560	0040	9/6/01	225250	1210	810	7	1955	4	7920	N	N	1915 SW 166TH ST
8	611750	0140	8/22/00	315000	1210	590	7	1954	4	8570	Y	N	18153 RIVIERA PL SW
8	279180	0010	6/16/00	227950	1220	0	7	1955	4	9240	Y	N	450 SW 183RD ST
8	312304	9274	6/12/00	290000	1240	0	7	1960	3	12575	Y	N	18448 4TH AV SW
8	611650	0310	12/27/01	218000	1240	0	7	1949	4	21962	N	N	16803 12TH PL SW
8	300180	0164	4/20/01	185000	1250	0	7	1955	3	7920	N	N	1615 SW 164TH ST
8	611860	0030	7/18/00	226000	1260	0	7	1953	4	9000	N	N	412 SW NORMANDY RD
8	293480	0015	8/9/01	251000	1270	880	7	1956	3	7704	N	N	1620 SW 166TH ST
8	300180	0024	7/10/00	240000	1270	880	7	1954	4	8100	N	N	16424 21ST AV SW
8	432820	0025	7/6/00	297500	1280	1280	7	1962	4	12908	N	N	16775 26TH AV SW
8	305600	0005	12/5/00	237500	1290	620	7	1957	3	6784	N	N	16616 21ST AV SW
8	611200	0066	4/12/01	239950	1310	240	7	1959	3	9400	N	N	20058 3RD AV SW
8	433500	0105	10/1/01	275000	1340	820	7	1955	3	41625	N	N	2150 SW 167TH ST
8	611750	1130	10/18/01	285000	1340	1000	7	1955	3	32800	N	N	19241 NORMANDY PARK DR SW
8	292760	0280	2/22/01	190000	1360	120	7	1949	3	9660	N	N	2816 SW 169TH ST
8	312304	9202	3/1/00	174950	1360	0	7	1959	3	7930	N	N	130 SW 186TH ST
8	292760	0190	3/28/01	299950	1370	1370	7	1958	4	11250	Y	N	2819 SW 169TH ST
8	293480	0020	8/15/01	256000	1390	1650	7	1956	3	7490	N	N	1628 SW 166TH ST
8	433500	0055	10/20/01	298000	1400	360	7	1957	3	21465	N	N	2537 SW 169TH PL
8	611750	2475	8/23/00	243000	1400	590	7	1953	4	8486	N	N	19115 2ND AV SW
8	061600	0195	4/19/00	223700	1410	0	7	1979	4	10430	N	N	20800 MARINE VIEW DR SW
8	300180	0111	8/30/00	248700	1410	0	7	1940	4	8400	N	N	16626 19TH AV SW
8	312304	9098	9/20/00	250000	1450	260	7	1963	3	11220	N	N	154 SW 186TH ST
8	433460	0005	11/9/01	206500	1450	0	7	1954	3	13100	N	N	16420 MARINE VIEW DR SW
8	252303	9312	2/14/01	219000	1480	0	7	1967	3	9147	N	N	2005 21ST AV SW
8	310200	0150	7/9/01	315000	1480	0	7	1973	3	8800	N	N	612 SW NORMANDY RD
8	293160	0010	3/6/00	180000	1490	0	7	1953	3	14169	N	N	16915 22ND AV SW
8	611750	0935	8/13/01	305000	1490	800	7	1954	4	10860	Y	N	18973 8TH AV SW

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	611540	0320	2/22/01	275000	1500	290	7	1942	5	17400	N	N	140 SW 208TH ST
8	293160	0050	2/3/00	229950	1510	0	7	1953	4	13500	N	N	16920 22ND AV SW
8	611920	0005	11/29/01	270000	1510	800	7	1955	3	12220	N	N	18118 6TH AV SW
8	645620	0025	6/22/00	235000	1510	0	7	1952	5	9378	N	N	1624 SW 168TH ST
8	611750	1995	4/16/01	325000	1550	0	7	1950	4	11806	Y	N	17952 BRITTANY DR SW
8	941440	0040	4/7/00	193500	1550	0	7	1950	3	12600	N	N	16503 19TH AV SW
8	809600	0076	10/24/00	470000	1570	0	7	1933	3	6080	Y	Y	3156 SW 172ND ST
8	611750	0340	9/28/00	448000	1590	460	7	1947	4	12600	Y	N	18161 BRITTANY DR SW
8	302304	9228	6/24/01	307000	1600	990	7	1958	4	69696	N	N	1111 SW 174TH ST
8	440680	0075	6/13/01	240000	1640	0	7	1956	3	7910	N	N	211 SW 184TH ST
8	262303	9003	7/19/01	650000	1660	0	7	1920	4	8625	Y	Y	16763 MAPLEWILD AV SW
8	302304	9229	5/4/01	325500	1660	0	7	1950	4	16533	N	N	1325 SW 174TH ST
8	252303	9256	1/3/00	235000	1730	0	7	1956	4	12196	Y	N	16020 23RD AV SW
8	763180	0075	1/8/01	232500	1800	0	7	1971	3	10800	Y	Y	16519 MAPLEWILD AV SW
8	252303	9017	3/3/00	450000	1810	540	7	1928	3	12250	Y	Y	16413 MAPLEWILD AV SW
8	611750	2465	8/2/01	319000	1860	1060	7	1958	3	14600	N	N	19107 2ND AV SW
8	611650	0105	12/12/00	244800	1950	0	7	1960	3	18500	N	N	1621 SW 168TH ST
8	763120	0330	10/2/01	435000	1980	0	7	1957	3	12351	Y	Y	3502 SW 172ND ST
8	302304	9320	6/12/01	299000	2030	0	7	1960	4	30056	N	N	17443 2ND AV SW
8	061900	0005	6/11/01	345000	2050	640	7	1963	4	11520	N	N	240 SW 208TH ST
8	427640	0020	8/14/00	300000	2170	0	7	1952	4	10920	N	N	2148 SW 169TH ST
8	252303	9335	3/23/00	291500	2250	0	7	1989	3	5390	N	N	15931 22ND AV SW
8	000120	0023	1/16/01	309950	2330	0	7	1945	5	22638	N	N	1010 SW 178TH ST
8	611750	1490	4/28/00	265000	2430	0	7	1953	4	36300	N	N	835 MARINE VIEW DR SW
8	776470	0045	9/18/01	575000	2730	0	7	1949	5	20600	N	N	17225 13TH AV SW
8	809600	0200	12/10/01	600000	3020	0	7	1924	3	5150	Y	Y	2831 SW 172ND ST
8	252303	9284	7/11/00	316000	3220	0	7	1923	3	28650	N	N	2121 SW 160TH PL
8	061600	0040	10/23/00	232500	1180	400	8	1978	3	9600	N	N	20891 2ND PL SW
8	061600	0105	2/4/01	270000	1180	500	8	1978	3	13500	N	N	20856 2ND PL SW

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	763480	0010	6/4/01	385000	1200	960	8	1955	3	43500	Y	N	16200 25TH AV SW
8	507240	0040	4/24/01	287000	1220	910	8	1971	3	9625	N	N	17561 6TH PL SW
8	507240	0040	6/13/00	285000	1220	910	8	1971	3	9625	N	N	17561 6TH PL SW
8	252303	9306	11/19/01	249500	1290	320	8	1962	3	7225	N	N	1950 SW 164TH ST
8	310200	0090	1/11/00	304000	1330	720	8	1978	4	8800	N	N	18142 6TH PL SW
8	611750	1200	7/25/00	350000	1340	850	8	1953	4	21407	Y	N	19644 MARINE VIEW DR SW
8	312304	9263	6/21/01	264000	1350	360	8	1963	3	8465	N	N	121 SW 186TH ST
8	061900	0074	3/12/01	312500	1380	640	8	1969	4	17625	N	N	20550 MARINE VIEW DR SW
8	507210	0110	3/27/00	299950	1410	1410	8	1956	3	9000	Y	N	17808 5TH AV SW
8	507240	0080	1/17/01	334500	1420	900	8	1959	4	9700	Y	N	17532 6TH PL SW
8	507230	0095	11/6/01	284500	1430	310	8	1957	3	9900	Y	N	363 SW 176TH PL
8	611650	0456	4/18/00	305000	1430	1430	8	1978	3	22900	N	N	16840 12TH PL SW
8	062204	9054	7/6/00	390000	1450	1200	8	1954	4	26571	Y	N	20207 MARINE VIEW DR SW
8	302304	9299	11/29/01	272000	1460	970	8	1955	3	19166	N	N	16836 2ND AV SW
8	302304	9215	11/30/00	319750	1470	1100	8	1950	3	13054	Y	N	1316 SW 172ND ST
8	507230	0105	6/28/00	277000	1470	550	8	1957	3	9900	Y	N	383 SW 176TH PL
8	611750	1000	12/21/01	349900	1480	0	8	1952	5	9700	Y	N	819 SW CRESCENT RD
8	300180	0010	3/14/00	265000	1490	790	8	1965	4	9900	N	N	1917 SW 164TH ST
8	776570	0035	5/19/00	365000	1490	220	8	1951	4	51400	N	N	834 SW 174TH ST
8	507230	0205	1/13/00	306000	1500	1040	8	1957	3	11700	Y	N	17704 3RD PL SW
8	061600	0078	5/30/00	294900	1510	1120	8	1954	3	27950	N	N	123 S 208TH ST
8	302304	9212	2/17/00	329750	1510	1510	8	1962	3	47044	N	N	1135 SW 174TH ST
8	611920	0035	6/13/00	227000	1510	0	8	1957	3	8000	Y	N	18110 5TH AV SW
8	611650	0250	1/31/01	345000	1520	0	8	1956	4	16340	Y	N	2133 SW 170TH ST
8	611090	0010	5/3/00	316000	1540	1120	8	1979	3	14000	N	N	20106 MARINE VIEW DR SW
8	885775	0060	4/11/01	289500	1550	850	8	1969	4	15246	N	N	16822 8TH AV SW
8	611230	0080	4/11/01	367000	1560	1560	8	1977	4	13845	N	N	405 SW 197TH ST
8	611750	0875	10/4/01	329369	1560	400	8	1955	4	15400	Y	N	18655 8TH AV SW
8	611750	1745	4/5/00	329500	1580	1470	8	1964	3	15428	Y	N	814 SHOREMONT AV

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8	312304	9238	9/28/01	420000	1590	480	8	1961	3	10800	Y	N	19005 4TH AV SW
8	302304	9359	7/10/01	335500	1640	0	8	1967	3	18730	N	N	505 SW 171ST PL
8	061800	0011	6/16/00	289000	1690	0	8	1963	4	16100	N	N	20547 MARINE VIEW DR SW
8	611750	0040	9/29/00	334000	1690	560	8	1949	3	14578	Y	N	18221 TERRACE CT
8	512240	0150	8/2/01	550000	1700	1190	8	1952	3	18266	Y	N	2734 SW 167TH ST
8	512240	0185	8/14/00	525000	1700	1380	8	1959	3	20045	Y	N	2622 SW 167TH ST
8	028265	0190	10/22/01	393500	1710	1110	8	1967	3	15805	Y	Y	19715 1ST PL SW
8	028265	0250	6/15/00	282000	1710	870	8	1967	3	15126	N	N	19610 1ST PL SW
8	509780	0140	11/26/01	300000	1720	830	8	1974	3	25268	N	N	17415 1ST PL SW
8	611750	2015	9/20/01	460000	1730	660	8	1966	4	14545	Y	N	17924 BRITTANY DR SW
8	611750	0270	11/27/00	438000	1770	870	8	1969	4	14305	Y	N	18164 BRITTANY DR SW
8	507240	0310	5/12/00	345300	1780	760	8	1960	4	10800	N	N	630 SW 175TH PL
8	512200	0060	12/29/00	449950	1780	1700	8	1969	5	18044	Y	N	2610 SW 163RD ST
8	611230	0100	1/10/01	375000	1780	1460	8	1975	4	15400	Y	N	401 SW 197TH ST
8	611200	0040	4/26/01	405000	1800	800	8	1958	3	14994	N	N	20004 3RD PL SW
8	507240	0200	4/12/01	349900	1810	900	8	1961	3	10882	Y	N	408 SW 175TH PL
8	611650	0201	3/27/00	279000	1820	0	8	1958	4	15678	N	N	1937 SW 170TH ST
8	611750	1505	11/20/01	302500	1830	0	8	1953	4	16198	N	N	19303 MARINE VIEW DR SW
8	507240	0150	6/8/00	360000	1840	1140	8	1960	3	9900	Y	N	451 SW 175TH PL
8	312304	9191	4/24/00	229000	1850	0	8	1967	3	14722	N	N	141 SW 186TH ST
8	509780	0030	1/18/01	320000	1910	880	8	1976	4	21601	N	N	17430 1ST PL SW
8	611230	0010	3/21/00	396000	1910	720	8	1977	3	15288	Y	N	19670 MARINE VIEW DR SW
8	857640	0020	5/19/00	292000	1920	470	8	1968	3	13567	Y	N	250 SW 183RD ST
8	028250	0070	7/31/00	345000	1940	700	8	1962	3	17098	Y	N	250 SW 196TH PL
8	061600	0150	3/27/00	310000	1950	1350	8	1962	3	14400	N	N	20845 2ND PL SW
8	512240	0100	4/5/00	415000	1960	490	8	1988	3	14125	Y	N	2705 SW 164TH PL
8	611750	1950	3/22/01	339500	1970	0	8	1951	5	12296	Y	N	17963 MARINE VIEW DR SW
8	279180	0080	10/2/01	290000	1980	0	8	1956	3	9350	N	N	643 SW 183RD ST
8	507240	0160	7/10/01	400000	1990	1270	8	1960	3	9900	Y	N	443 SW 175TH PL

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8	612070	0015	7/17/00	319000	1990	810	8	1963	4	19468	N	N	17001 11TH PL SW
8	611750	1890	8/2/01	392000	2000	0	8	1954	4	11395	N	N	17922 MARINE VIEW DR SW
8	611650	0027	9/13/00	352263	2070	0	8	1952	5	14850	N	N	16918 21ST AV SW
8	507230	0050	8/10/01	386000	2080	480	8	1969	3	11520	N	N	203 SW 176TH PL
8	062204	9041	2/20/01	440000	2100	500	8	1954	4	29185	Y	N	20211 MARINE VIEW DR SW
8	000120	0024	6/5/01	400000	2120	0	8	1986	3	14847	N	N	17802 MARINE VIEW DR SW
8	507241	0020	3/31/00	320000	2120	0	8	1978	3	10330	N	N	17823 7TH PL SW
8	000120	0015	6/6/00	340500	2130	70	8	1955	4	25856	N	N	17606 12TH PL SW
8	279180	0030	11/14/01	263000	2130	0	8	1956	3	7990	N	N	618 SW 183RD ST
8	433500	0150	1/16/01	246000	2130	0	8	1951	3	14400	N	N	16609 21ST AV SW
8	611750	0790	9/28/01	375000	2160	0	8	1952	3	11400	Y	N	18663 BEVERLY RD SW
8	061600	0135	10/6/00	345000	2220	0	8	1997	3	11200	N	N	20855 2ND PL SW
8	312304	9319	4/24/01	345000	2230	0	8	1988	3	10229	N	N	18530 2ND AV SW
8	312304	9154	1/10/00	374000	2240	400	8	1999	3	11124	N	N	19003 4TH AV SW
8	611540	0082	8/15/00	327500	2240	0	8	1996	3	12541	N	N	115 SW 194TH PL
8	612020	0005	12/5/00	330000	2250	0	8	1954	5	20034	N	N	866 NORMANDY TER SW
8	178660	0045	7/28/00	411000	2290	170	8	1960	3	18100	Y	N	17016 35TH AV SW
8	302304	9247	4/13/01	535000	2300	890	8	1951	4	17034	N	N	1335 SW 174TH ST
8	252303	9155	10/12/00	300000	2310	0	8	1948	3	18731	N	N	2853 SW 167TH PL
8	300180	0133	7/25/00	311285	2340	0	8	2000	3	8750	N	N	1638 SW 166TH ST
8	300180	0135	7/14/00	320000	2340	0	8	2000	3	7223	N	N	1642 SW 166TH ST
8	210520	0018	12/14/01	349500	2350	0	8	1996	3	7204	N	N	18003 6TH AV SW
8	302304	9310	9/7/00	434900	2350	0	8	1970	4	36154	N	N	123 SW 168TH ST
8	292860	0080	10/16/00	485000	2360	450	8	1918	4	9535	Y	N	2833 SW 170TH ST
8	611750	0325	3/14/01	450000	2360	360	8	1931	3	12600	Y	N	18135 BRITTANY DR SW
8	763120	0085	9/11/00	750000	2360	880	8	1917	5	25900	Y	Y	16935 MAPLEWILD AV SW
8	770155	0050	4/18/01	449900	2380	860	8	1983	3	15404	N	N	18832 6TH AV SW
8	770155	0050	12/13/00	399873	2380	860	8	1983	3	15404	N	N	18832 6TH AV SW
8	300180	0132	8/28/00	299500	2390	0	8	2000	3	8126	N	N	16512 19TH AV SW

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8	929080	0070	2/15/00	376300	2410	0	8	1913	5	23118	Y	N	18818 1ST PL SW
8	512200	0010	9/4/01	587250	2420	1520	8	1965	4	16319	Y	N	2640 SW 163RD ST
8	512200	0040	11/21/00	459500	2440	1460	8	1965	4	16104	Y	N	16243 25TH AV SW
8	611750	2035	10/16/01	375000	2490	710	8	1966	4	15808	N	N	1125 NORMANDY TER SW
8	302304	9207	11/22/00	420000	2500	910	8	1949	3	50530	N	N	126 SW 171ST ST
8	763480	0020	4/30/01	425000	2550	0	8	1951	3	30900	Y	N	16030 25TH AV SW
8	611650	0199	11/2/01	429950	2560	0	8	1952	3	45738	Y	N	1891 SW 170TH ST
8	763120	0045	5/22/00	375000	2580	0	8	1960	3	12200	Y	N	16761 MAPLEWILD AV SW
8	611750	1920	8/17/01	375000	2730	0	8	1951	4	14870	N	N	17927 MARINE VIEW DR SW
8	279180	0035	6/1/00	329750	2800	0	8	1960	3	12340	N	N	630 SW 183RD ST
8	611750	1235	2/21/01	350000	2820	0	8	1953	4	17587	Y	N	19604 MARINE VIEW DR SW
8	509780	0040	2/15/01	297000	2960	0	8	1977	3	23227	N	N	17426 1ST PL SW
8	611440	0136	5/13/01	475000	3030	0	8	1986	3	21780	N	N	17206 4TH AV SW
8	816370	0010	3/19/01	410000	3050	1200	8	1969	3	18408	N	N	325 SW 203RD ST
8	611750	2295	4/10/01	489500	3270	0	8	1953	5	28474	Y	N	1214 NORMANDY TER SW
8	302304	9076	8/9/00	352000	1110	1200	9	1981	3	24460	N	N	1213 SW 174TH ST
8	611920	0070	6/26/01	340000	1470	0	9	1974	3	9500	Y	N	532 SW 181ST ST
8	062204	9132	4/20/01	334000	1600	1310	9	1975	4	14810	N	N	501 SW 201ST ST
8	418690	0020	10/25/01	396000	1670	470	9	1978	3	15000	N	N	245 SW 192ND ST
8	763180	0130	1/2/01	425000	1670	640	9	1980	3	6000	Y	Y	16611 MAPLEWILD AV SW
8	611650	0206	7/17/01	480000	1680	700	9	1961	4	22675	Y	N	1925 SW 170TH ST
8	509780	0170	7/11/00	387000	1770	1640	9	1979	3	31368	N	N	17427 1ST PL SW
8	028270	0050	10/1/01	375000	1800	900	9	1976	3	14185	Y	N	19461 1ST PL SW
8	611650	0207	5/25/00	294000	1810	1090	9	1963	3	20393	N	N	1923 SW 170TH ST
8	252303	9013	11/27/01	928000	1820	900	9	1940	3	14084	Y	Y	16313 MAPLEWILD AV SW
8	028265	0200	5/30/01	570000	1870	1380	9	1981	4	17324	Y	Y	19701 1ST PL SW
8	776470	0005	4/26/00	410000	1900	450	9	1980	3	15000	Y	N	17260 SYLVESTER RD SW
8	028265	0020	7/5/00	410000	2100	570	9	1978	4	15000	N	N	210 SW 196TH PL
8	252303	9326	7/26/01	399900	2130	0	9	1974	3	23958	N	N	2120 SW 162ND ST

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**Area 49**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	312304	9249	8/15/01	365000	2280	0	9	1987	3	23764	N	N	445 SW 189TH ST
8	611750	1660	11/13/00	715000	2280	1220	9	1956	3	29400	Y	Y	19263 EDGECLIFF DR SW
8	252303	9337	8/15/00	385000	2500	0	9	1994	3	12634	N	N	2015 SW 163RD CT
8	611650	0420	3/4/01	500000	2610	2610	9	1957	4	30900	Y	N	1400 SW 171ST PL
8	062204	9048	7/3/00	450000	2960	0	9	1987	3	17424	N	N	20123 MARINE VIEW DR SW
8	611230	0170	5/30/01	500000	3190	0	9	1985	3	21500	N	N	19660 MARINE VIEW DR SW
8	000120	0009	6/1/00	635000	3260	1560	9	1969	5	56940	N	N	1120 SW SHOREBROOK DR
8	262303	9047	8/1/00	556200	4060	1150	9	1947	5	17068	N	N	3720 SW 171ST ST
8	611750	0005	2/11/00	400000	1780	1600	10	1978	3	15627	Y	N	18210 TERRACE CT
8	292860	0272	11/13/00	550000	2210	610	10	1995	3	5576	Y	N	3157 SW 171ST ST
8	292760	0630	3/27/00	640000	2530	250	10	1978	3	9550	Y	N	3235 SW 166TH ST
8	611790	0340	8/30/01	560000	3080	0	10	1996	3	16698	N	N	253 SW 193RD PL
8	611790	0110	4/20/00	540000	3280	0	10	1989	4	15046	N	N	19304 4TH PL SW
8	292760	0490	12/26/01	585000	3310	0	10	1974	3	11000	Y	N	16765 32ND AV SW
8	611750	0810	5/22/00	345000	3330	0	10	1966	3	13500	N	N	18610 MARINE VIEW DR SW
8	611970	0060	12/19/00	447000	3330	0	10	1988	3	14500	Y	N	18717 5TH PL SW
8	611750	0635	11/27/00	975000	3410	0	10	1962	3	60150	Y	Y	18939 EDGECLIFF DR SW
8	611440	0142	6/19/00	480000	3600	0	10	1976	3	20001	N	N	17200 4TH AV SW
8	611790	0100	4/24/00	575000	3670	0	10	1996	3	15001	N	N	19324 4TH PL SW
8	312304	9045	6/19/01	449950	4240	0	10	1986	3	30874	Y	N	18525 2ND AV SW
8	262303	9073	3/1/01	775000	1840	1220	11	1980	3	14512	Y	Y	3774 SW 171ST ST
8	292860	0380	6/29/01	660000	2410	0	11	1986	3	19447	Y	N	2809 SW 171ST ST
8	611790	0260	12/13/00	685000	2870	1600	11	1992	3	15160	Y	N	210 SW 194TH PL
8	611790	0300	12/19/00	540000	3250	0	11	1991	3	15018	N	N	252 SW 194TH PL
8	929080	0015	11/22/00	525000	3530	0	11	2001	3	19437	N	N	18816 1ST PL SW
8	929080	0065	3/21/01	625000	3610	0	11	2001	3	15877	Y	N	18825 1ST PL SW

**Sales Available for Annual Update Analysis**  
**Area 49**  
**(Single Family Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
8	611790	0440	7/24/00	605000	4010	0	11	1989	3	15061	N	N	242 SW 193RD PL
8	611790	0400	3/28/00	629000	4430	0	11	1989	4	15126	N	N	204 SW 193RD PL
8	182720	0265	7/19/01	1253000	3690	0	12	1989	3	13032	Y	Y	2673 SW 172ND ST

**Vacant Sales Available to Develop the Valuation Model****Area 49**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	778400	0308	4/13/01	125000	17057	Y	Y
8	252303	9202	9/26/00	135000	27720	N	N
8	252303	9297	8/31/00	1000	2610	N	N
8	262303	9037	2/23/00	32000	1563	Y	Y
8	507242	0020	4/19/00	95000	8300	N	N
8	611480	0020	2/7/01	30000	24000	N	N
8	611540	0329	7/9/01	72000	12150	N	N
8	611750	1005	4/23/01	95000	11700	N	N
8	611750	1141	5/4/00	65000	16832	Y	N